

151.0

0001

0003.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

663,200 / 663,200

USE VALUE:

663,200 / 663,200

ASSESSED:

663,200 / 663,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HONDO MARYANN	
Owner 2:	
Owner 3:	

Street 1: 118 OAKLAND AVENUE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 6,060 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		6060		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6060.000	241,900		421,300	663,200		99798
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,000	0	6,060.	421,300	663,300	663,300	Year End Roll	12/18/2019
2019	101	FV	204,100	0	6,060.	421,300	625,400	625,400	Year End Roll	1/3/2019
2018	101	FV	199,300	0	6,060.	373,100	572,400	572,400	Year End Roll	12/20/2017
2017	101	FV	199,300	0	6,060.	312,900	512,200	512,200	Year End Roll	1/3/2017
2016	101	FV	199,300	0	6,060.	312,900	512,200	512,200	Year End	1/4/2016
2015	101	FV	186,500	0	6,060.	270,800	457,300	457,300	Year End Roll	12/11/2014
2014	101	FV	186,500	0	6,060.	261,800	448,300	448,300	Year End Roll	12/16/2013
2013	101	FV	186,500	0	6,060.	249,100	435,600	435,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESKIN BARBARA	24799-84		8/22/1994		195,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2018		Inspected							HS	Hanne S		
5/31/2018		MEAS&NOTICE							BS	Barbara S		
12/22/2008		Measured							336	PATRIOT		
12/7/1999		Mailer Sent										
11/19/1999		Measured							263	PATRIOT		
10/1/1991									PM	Peter M		

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.13912 Total SF/SM: 6060 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 421,260 Spl Credit: Total: 421,300

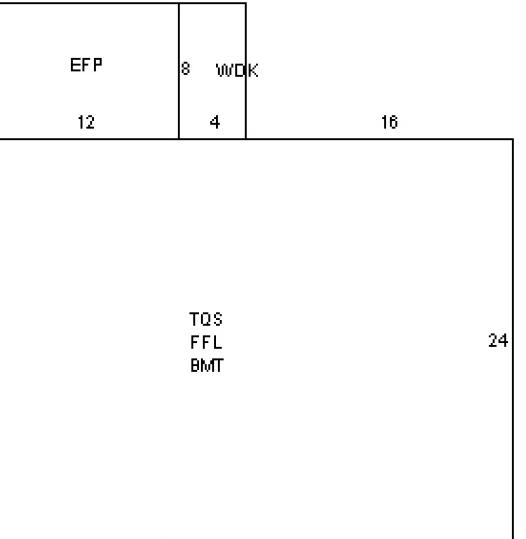
Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 5	- Cape			Full Bath: 1	Rating: Average																										
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Good																										
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																										
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																										
Frame: 1	- Wood			1/2 Bath: 1	Rating:																										
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																										
Sec Wall: 1	%			OthrFix: 1	Rating:																										
Roof Struct: 1	- Gable			OTHER FEATURES																											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1			# Units: 1																			
Color: WHITE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
View / Desir:				Fpl: 1	Rating: Average			Other																							
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																							
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																							
Year Blt: 1941	Eff Yr Blt:			Location:				Lvl 1																							
Alt LUC:	Alt %:			Total Units:				Lower																							
Jurisdict:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB																			
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																			
Lump Sum Adj:				Name:				Exterior:	No Unit			RMS	BRS	FL																	
INTERIOR INFORMATION				DEPRECIATION				Interior:	1			7	3																		
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			Additions:																							
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																							
Sec Int Wall: 1	%			Economic:				Baths:																							
Partition: T	- Typical			Special:				Plumbing:																							
Prim Floors: 3	- Hardwood			Override:				Electric:																							
Sec Floors: 4	- Carpet			Total: 26.4	%			Heating:																							
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	Totals			1	7	3																	
Subfloor:				Basic \$ / SQ: 105.00	COMPARABLE SALES																										
Bsmnt Gar: 1				Size Adj.: 1.35000002	Rate	Parcel ID	Typ	Date	Sale Price																						
Electric: 3	- Typical			Const Adj.: 0.98500049																											
Insulation: 2	- Typical			Adj \$ / SQ: 139.624																											
Int vs Ext: S				Other Features: 88502																											
Heat Fuel: 2	- Gas			Grade Factor: 1.00																											
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																											
# Heat Sys: 1				NBHD Mod: 1.00																											
% Heated: 100				LUC Factor: 1.00																											
Solar HW: NO	Central Vac: NO			Adj Total: 328683																											
% Com Wall:	% Sprinkled:			Depreciation: 86772																											
				Depreciated Total: 241911					WtAv\$/SQ:			AvRate:	Ind.Val																		
									Juris. Factor:				Before Depr:	139.62																	
									Special Features:			0	Val/Su Net:	100.62																	
									Final Total:			241900	Val/Su SzAd	169.40																	
MOBILE HOME				Make:				Model:	Serial #:			Year:	Color:			PARCEL ID															
SPEC FEATURES/YARD ITEMS																151.0-0001-0003.B															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													
More: N	Total Yard Items:				Total Special Features:				Total:																						



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	816	41.890	34,180						
FFL	First Floor	816	139.620	113,933						
TQS	3/4 Story	612	139.620	85,450						
EFP	Enclos Porch	128	47.770	6,114						
WDK	Deck	32	15.760	504						
Net Sketched Area: 2,404				Total:	240,181					
Size Ad	1428	Gross Are	2608	FinArea	1428					

IMAGE

